





\*\* NO UPWARD CHAIN \*\*

A superb three-bedroom linked detached property offering well-planned accommodation in a convenient and attractive setting close to Branston Golf & Country Club. The property includes a good-sized living room, a kitchen diner with access to the garden, three bedrooms, a family bathroom, and a garage with driveway providing off-street parking. The home would suit a range of buyers, offering a comfortable layout with potential for personalisation.



## Ground Floor

The accommodation is entered via a front door into the entrance hallway, which provides access to the main living room. The living room is positioned to the front of the property and features a double glazed window allowing natural light, carpeted flooring, and a focal fireplace with decorative surround. Stairs rise to the first floor, and a door leads through to the kitchen diner.

Positioned at the rear of the home, the kitchen diner includes matching wall and base units with roll-edge preparation work surfaces, a stainless steel sink with mixer tap and drainer, integrated oven with four-ring gas hob and extractor, tiled splashbacks, and space for further appliances. There is ample room for a dining table, a double glazed window overlooking the rear garden, and French doors leading directly to the patio area.

## First Floor

The first-floor landing provides access to three bedrooms and the family bathroom. The master bedroom is a double room with a double glazed window to the front elevation, while the second bedroom overlooks the rear garden. The third bedroom offers flexibility for use as a single bedroom, nursery, or study.

The family bathroom comprises a three-piece suite including a bath with shower over and glass screen, wash-hand basin, and low-level WC, complemented by tiled walls, a heated towel rail, and a double glazed window with opaque glass to the rear.



## Outside

To the front of the property is a small lawn area and a driveway providing off-street parking leading to the single garage, which offers storage or scope for conversion (subject to the relevant permissions). The rear garden is mainly laid to lawn with a paved patio area ideal for outdoor seating. Mature trees and fencing provide a good degree of privacy, creating a pleasant outdoor space.

## Location







The property is ideally positioned close to Branston Golf & Country Club, which offers an 18-hole golf course, gym, swimming pool, spa facilities, tennis courts, and a popular restaurant and bar — making it a key lifestyle attraction for the area.

Branston itself is a well-regarded residential location offering a range of local shops, cafés, and schools. The nearby A38 provides excellent transport links towards Burton-on-Trent, Derby, and Lichfield, while local countryside walks and Branston Water Park are just a short distance away.











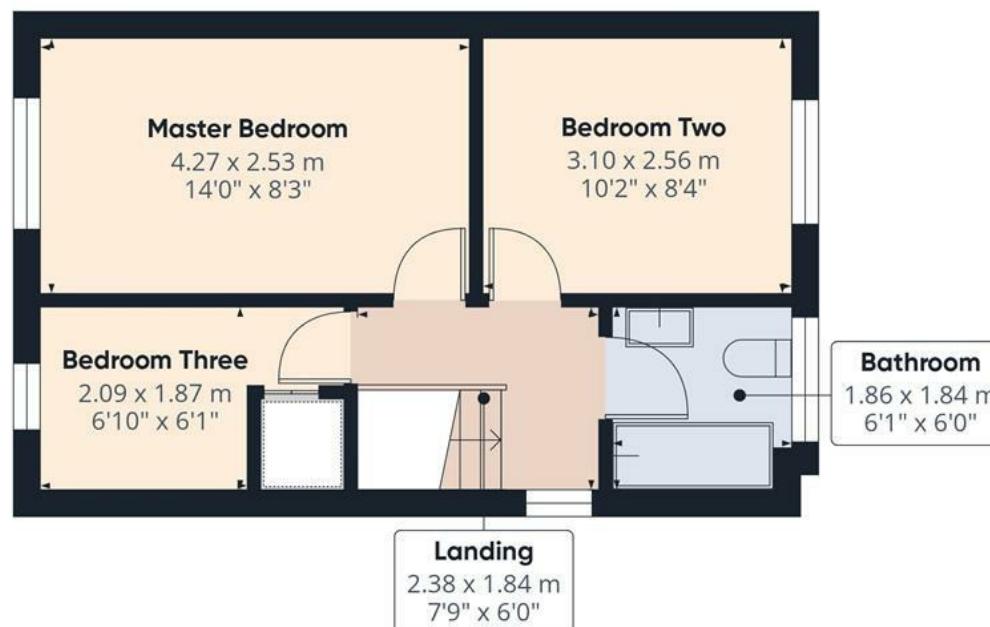


Approximate total area<sup>(1)</sup>

64.2 m<sup>2</sup>  
691 ft<sup>2</sup>

Reduced headroom  
1.3 m<sup>2</sup>  
14 ft<sup>2</sup>

Floor 0

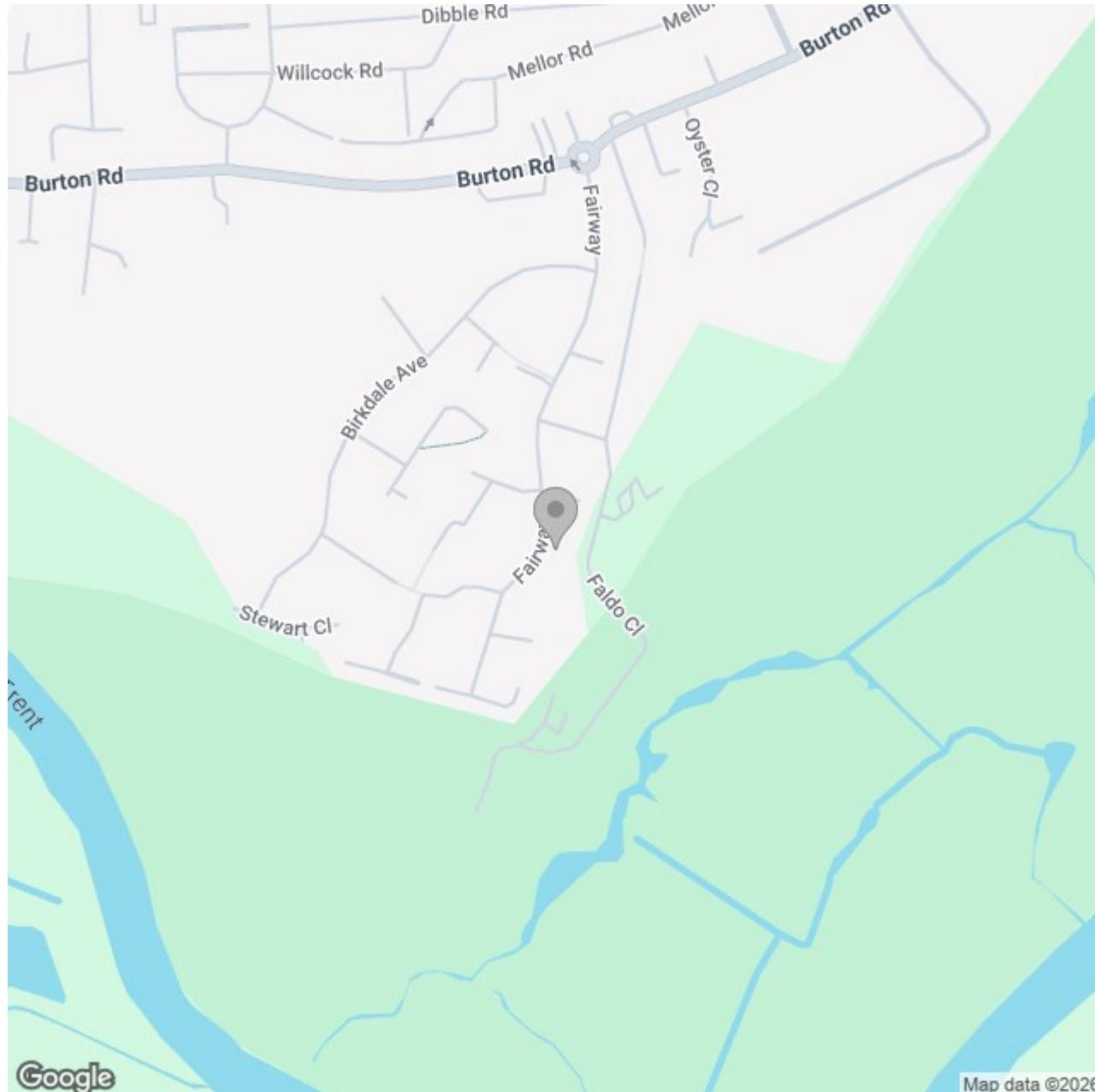


(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.





## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	